

2023-2024 # ~~245~~ – Amended – Technical Corrections

Be it Enacted by the People of the State of Colorado:

SECTION 1. ~~In Colorado Revised Statutes, 39-1-102 repeal and reenact with amendments (14.5) as follows:~~

~~**39-1-102. Definitions.** As used in articles 1 to 13 of this title 39, unless the context otherwise requires:~~

~~(14.5) “RESIDENTIAL REAL PROPERTY” MEANS RESIDENTIAL LAND AND RESIDENTIAL IMPROVEMENTS, INCLUDING MULTI-FAMILY RESIDENTIAL REAL PROPERTY AS DEFINED IN SECTION 39-1-104.2(1)(a), BUT DOES NOT INCLUDE HOTELS AND MOTELS AS DEFINED IN SUBSECTION (5.5) OF THIS SECTION.~~

SECTION 21. In Colorado Revised Statutes, 39-1-104 **repeal and reenact with amendments (1)** as follows:

39-1-104. Valuation for assessments - definitions.

(1) EXCEPT AS OTHERWISE PROVIDED IN THIS SUBSECTION (1), FOR PROPERTY TAX YEARS COMMENCING ON OR AFTER JANUARY 1, 2025, THE VALUATION FOR ASSESSMENT OF ~~ALL~~ TAXABLE NONRESIDENTIAL PROPERTY IN THE STATE SHALL BE DECREASED FROM TWENTY-NINE PERCENT TO TWENTY-FIVE AND ONE-HALF PERCENT OF THE ACTUAL VALUE ~~OF THE PROPERTY FOR PROPERTY TAX YEARS COMMENCING ON OR AFTER JANUARY 1, 2025. THE ACTUAL VALUE~~ THEREOF AS DETERMINED BY THE ASSESSOR AND THE ADMINISTRATOR IN THE MANNER PRESCRIBED BY LAW, AND ~~SUCH THAT~~ PERCENTAGE SHALL BE UNIFORMLY APPLIED, WITHOUT EXCEPTION, TO THE ACTUAL VALUE, SO DETERMINED, OF THE ~~VARIOUS CLASSES AND SUBCLASSES OF~~ REAL AND PERSONAL PROPERTY LOCATED WITHIN THE TERRITORIAL LIMITS OF THE AUTHORITY LEVYING A PROPERTY TAX, AND ALL PROPERTY TAXES SHALL BE LEVIED AGAINST THE AGGREGATE VALUATION FOR ASSESSMENT RESULTING FROM THE APPLICATION OF SUCH PERCENTAGE. THIS SUBSECTION (1) SHALL NOT APPLY TO RESIDENTIAL REAL PROPERTY, PRODUCING MINES, LANDS OR LEASEHOLDS PRODUCING OIL OR GAS, ~~AND AGRICULTURAL LANDS EXCLUSIVE OF BUILDING IMPROVEMENTS THEREON~~ PROPERTY, OR RENEWABLE ENERGY PRODUCTION PROPERTY.

SECTION 32. In Colorado Revised Statutes, 39-1-104.2 **repeal and reenact with amendments (3)(q) and (3)(r)** as follows:

39-1-104.2. Residential real property – valuation for assessment – legislative declaration – definitions.

(3)(q) FOR PROPERTY TAX YEARS COMMENCING ON OR AFTER JANUARY 1, 2025, THE VALUATION FOR ASSESSMENT FOR MULTI-FAMILY RESIDENTIAL REAL PROPERTY IS REDUCED FROM 7.15 PERCENT OF THE ACTUAL VALUE OF THE PROPERTY TO 5.7 PERCENT OF THE AMOUNT EQUAL TO THE ACTUAL VALUE OF THE PROPERTY MINUS THE LESSER OF FIFTY-FIVE THOUSAND DOLLARS OR THE

AMOUNT THAT CAUSES THE VALUATION FOR ASSESSMENT OF THE PROPERTY TO BE ONE THOUSAND DOLLARS.

(3)(r) FOR PROPERTY TAX YEARS COMMENCING ON OR AFTER JANUARY 1, 2025, THE VALUATION FOR ASSESSMENT FOR RESIDENTIAL REAL PROPERTY IS ~~DECREASED~~ REDUCED FROM 7.15 PERCENT OF THE ACTUAL VALUE OF THE PROPERTY TO 5.7 PERCENT OF THE AMOUNT EQUAL TO THE ACTUAL VALUE OF THE PROPERTY; MINUS THE LESSER OF FIFTY-FIVE THOUSAND DOLLARS OR THE AMOUNT THAT CAUSES THE ~~ACTUAL VALUE~~ VALUATION FOR ~~THE~~ ASSESSMENT OF THE PROPERTY TO BE ONE THOUSAND DOLLARS.

SECTION 43. In Colorado Revised Statutes, 39-3-210 **repeal and reenact with amendments** as follows:

39-3-210. ~~Reporting of property tax revenue reductions—reimbursement of local governmental entities—definitions—local government backfill cash fund—creation—repeal~~ Protection of school district revenue.

~~(1)~~ IN ORDER TO INSULATE SCHOOL DISTRICTS FROM ANY REVENUE LOSS DUE TO THE ~~STATEWIDE PROPERTY TAX REVENUE LIMIT SET FORTH IN SECTION 39-1-103.9~~ REDUCED VALUATIONS FOR ASSESSMENT SET FORTH IN SECTION 39-1-104 (1) AND IN SECTIONS 39-1-104.2 (3) (q) AND (3) (r), ANY ~~REDUCTION IN~~ REVENUE LOSS ATTRIBUTED TO ~~THE STATEWIDE PROPERTY TAX REVENUE LIMIT~~ SUCH REDUCTIONS SHALL NOT REDUCE FUNDING ~~FOR THE STATE EDUCATION FUND AS CREATED IN SECTION 17 (4) OF ARTICLE IX OF THE STATE CONSTITUTION~~ SCHOOL DISTRICTS RECEIVE UNDER ARTICLE 54 OF TITLE 22, OTHERWISE KNOWN AS THE PUBLIC SCHOOL FINANCE ACT OF 1994.

SECTION 54. Effective date. (1) Sections 1 ~~through~~ and 32 of this act take effect on January 1, 2025.

(2) Section 43 of this act takes effect on ~~July 1~~ June 30, 2025.